

# COMUNIDAD DE PROPIETARIOS LA CALA HILLS 1ª FASE

## COMMUNITY OF PROPRIETORS CALA HILLS 1ST PHASE

Minutes to the Ordinary General Meeting of the Community of Proprietors Cala Hills 1st Phase, held on Twenty-Second October Two Thousand and Twelve, at the Tenencia de Alcaldía, La Cala de Mijas Costa.

Attendance:

VIVIENDA	PROPIETARIO	COEFICIENTE	REPRESENTED BY
APARTMENT	OWNER	COEFFICIENT	
101	Mrs. Philip Smith	0,88 %	
102	Sr. y Sra. Tony Spittle	0,67 %	Mariscal, Jose Maria
105	D. Felipe Cano Garcia	0,88 %	Mariscal, Jose Maria
108	Mr. A. Wilson	0,88 %	Mariscal, Jose Maria
109	Mr. R. Shankland	0,88 %	Mariscal, Jose Maria
110	Mr. Gilding	0,67 %	Mariscal, Jose María
111	Mr. A. T. Marcus & Eline C. Marcu	0,67 %	Mariscal, Jose Maria
112	Mr. P. Koster	0,88 %	Willen Sluijter
115	Mr. Van Der Wal	0,91 %	Willen Sluijter
201	Mr. Derek Hills	0,88 %	Mariscal, Jose María
203	Mr. Van Der Heij	0,67 %	Els Bakker
204	Mr. Nielsen Steen Brodum	0,88 %	Mariscal, Jose María
206	Mr. Age Jonny Ulvedalen	0,67 %	Mariscal, Jose María
210	Mrs. Margaret Smith	0,67 %	Mariscal, Jose Maria
212	Mr. D. J. Bennett	0,88 %	Mariscal, Jose María
214	Mr. Willem Sluijter	0,90 %	
301	Mr. Craig Lance Davies	0,88 %	
302	Mr. M. Foot	0,67 %	Mariscal, Jose María
304	Mr. M. Barnett	0,88 %	Mariscal, Jose María
305	Mrs. Charo Van Hulst	0,88 %	Mariscal, Jose Maria
306	Mr. R. Duckworth	0,67 %	Mariscal, Jose María
308	Mr. Roger Wilkinson	0,88 %	Mariscal, Jose María
309	Mr. Peter Lloyd Evans	0,88 %	Mariscal, Jose María
310	Mr. Mr. Kenneth J. & Patricia Norris	0,67 %	Leader, Ian
311	Mr. John Metcalfe & Irene Taylor	0,67 %	
312	Mr. Ian Leader	0,88 %	
314	Mr. Michael Owen Reilly & Wendy	0,90 %	
401	Mr. Duin	0,88 %	
404	Mr. W. Moss	0,88 %	Mariscal, Jose Maria
405	Mr. G. Treco	0,88 %	Mariscal, Jose María
406	Mr. A. Marshall	0,67 %	
408	Mr. S. Hooper	0,88 %	Mariscal, Jose Maria
410	Mr. John Philip Prosser	0,67 %	Mariscal, Jose María

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411	Mr. A. Hess	0,67 %	Mariscal, Jose Maria
414	Mr. D. Hayde	0,90 %	Mariscal, Jose Maria
415	Mr. Ahlefeld-Engel Discr.Trust.	0,91 %	
503	Mr. K.A. Rhodes & Mrs. P. Willians	0,67 %	Mariscal, Jose María
504	D. Rafael Espejo-Saavedra Vinuesa	0,88 %	Howard M. Franklyn
507	Mr. Howard M. F. & Mrs. V. Wolf	0,67 %	
510	Mr. & Mrs. N. B. Smith	0,67 %	Howard M. Franklyn
511	Mr. Van de Vossenverg	0,67 %	Els Bakker
602	D. Daniel Mozo Vargas	0,67 %	Mariscal, Jose Maria
603	Mr. Robert Luijendijk	0,67 %	Senker, Patricia
605	Es Bromley Estates S.L	0,88 %	Mariscal, Jose María
606	Mr. K. Foster	0,67 %	Mariscal, Jose María
612	Mrs. Regina Mag Friedfrich	0,88 %	Mariscal, Jose María
614	Mr y Mrs. Dove	0,90 %	
615	Mrs Regina Mag Friedfrich	0,91 %	Mariscal, Jose María
701	Dª Cristina Lopez Cortijo Norskov	0,88 %	
703	Mr. y Mrs. Smits	0,67 %	
704	Mr. R. Muller	0,88 %	Mariscal, Jose María
707	Mrs Kristen Jorgen Larsen	0,67 %	Mariscal, Jose María
709	Mr. M. Emerson	0,88 %	
802	Mrs. J. Cornwel-Smith	0,67 %	
805	Mr. Roger Pierrard	0,88 %	Leader Ian
809	Mr. B. Harris	0,88 %	
810	Mr. N. Fleming	0,67 %	Mariscal, Jose María
811	Mr. Philip Burns Devlin	0,67 %	B. Harris
812	Mr. & Mrs. Senker	0,88 %	
814	Mr. J. Poort	0,90 %	Valentino L. Bugatti
815	Mr. J. Poort	0,91 %	Valentino L. Bugatti
901	Mrs. S. Hastings	0,88 %	Mariscal, Jose Maria
903	Mrs. Sroka	0,67 %	Mariscal, Jose Maria
904	Mr. Henry & Mrs. Patricia J. Ander	0,88 %	Mariscal, Jose Maria
905	Mr. Alexander Kostromini	0,88 %	Mariscal, Jose Maria
907	José María Mariscal Pareja	0,67 %	
909	Mr. A. Nelms	0,88 %	Ian Leader
915	Dª Carmen Montana	0,92 %	Valentino L. Bugatti
	<b>TOTAL ATTENDANCE</b>	<b>54,43 %</b>	

Having been previously convened by the President, D. Jose María Mariscal, those proprietors indicated above meet or are represented to hold the Ordinary General Meeting.

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The President declares the Meeting officially constituted at 10.30 a.m. on the second call, there being insufficient quorum to hold it on the first. He welcomes the assembly and the first point on the Agenda is introduced.

## **1. Welcome and Presidential Report .**

The President welcomes the assembly thanking those proprietors who, unable to attend, have cooperated by recording their votes on their proxies.

He indicates that few owners are attending the Meeting which could mean they are satisfied with the management of the Urbanization.

He reminds the assembly that there are new proprietors in the Urbanization to whom he offers a warm welcome, at the same time, remembering there are many who have had to leave the Urbanization due to personal problems. Best wishes for the future are offered to those leaving.

As in previous years the President reports that a lot of work has been done during the current year. The same maintenance companies have been retained because in general the work they have done has been satisfactory. However, there are problems with the companies dealing with the Aerials and the Internet: the service is not as good as required. Meetings will be held with each one of these companies to improve the services or to look for another company.

We now report on the following general items:

\*Damp problems have been repaired in the interior patio in Block 7.

\*Flooring has been replaced in Blocks 3 & 5.

\*Bases have been built for the waste paper baskets.

\*The refurbishment of the final two paths has been completed.

\*Leaks and existing problems in the swimming pools have been repaired.

\*Roofs with broken tiles have been repaired.

\*Broken and deteriorated drains have been repaired and they have been unblocked whenever required. Several proprietors complain about bad smells especially in Block 3. The company engaged to unblock the drains has informed us that "all kinds of things" have been extracted from the pipes under toilets, and it is an accumulation of all these things that are thrown into the toilets that causes the blockages and bad smells. It is difficult to counteract this except ask residents in those blocks to take care.

\*The panels on the intercom systems have been replaced in blocks 6 & 8.

\*Markings have been painted on the streets and the stairwells, basements and up to the penthouse floors have been painted.

\*The entrance doors have been painted and will be done again in the original color, although there is a specific point on the Agenda today to discuss the painting of the whole complex.

\*He reminds owners there are still some storerooms available to rent at 50€ per month.

\*We take this opportunity to offer our condolences to the concierge whose mother-in-law passed away last night.

*He reminds the assembly of the web address should any owner not be aware of it:*

***[www.lacalaowners.info](http://www.lacalaowners.info)***

Finally, the President shows his continuous appreciation to ALL the members of the Committee for their efforts.

## **2. Vote and approval Minutes to the AGM 2011-OCTOBER.**

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The assembly is asked if anybody has any question or query regarding the Minutes from the last Meeting.

The owners of apartment 708 comment they have NOT received the Minutes to the last AGM. All owners are then asked to notify the administration if they have not received the Minutes within a month and a half of the Meeting, because in that case there may be some erroneous communication details. Moreover, the owners are informed that the Minutes are downloaded onto the web page and next year a copy of the Minutes to the previous Meeting will be sent out with the letter of invitation to the forthcoming one as a reminder to the owners.

Prior to submitting the approval of the Minutes to a vote Sra. Bakker wants to know how much the employee, Juan, cost, for his daytime work during the two summer months and if it was worthwhile. It is replied that this issue will be discussed in the accounts.

She would also like to know about the responsibility held by the Community when the employee is present and if it differs when there is no employee. The Committee states that this employee is NOT a lifeguard, he is only at the swimming pool controlling access in regards to outsiders. Due to the capacity the swimming pool is NOT obliged to have a lifeguard but the responsibility is the same.

The Minutes to the last AGM are submitted to a vote and are Unanimously approved.

**3. Unpaid Community charges. Vote and approval of settlement of debts at the date of the MEETING and to claim said debts in Court. Authorization to issue powers of attorney to the President who, in turn, may issue powers of attorney to lawyers and procurators to legally reclaim said debts.**

Sra. Marta Nacarino, lawyer for the Community, is welcomed and invited to speak.

The following list of debts by proprietors at the date of this Meeting is presented for approval:

<b><u>VIVIENDA/FLAT</u></b>	<b><u>PROPIETARIO/OWNER</u></b>	<b><u>DEUDA/DEBT</u></b>
103	Mr. G. Wakeling	343,28 €
104	Mr. Hein Lans Jans	858,05 €
202	Mrs. Caroline Ashlev	682,97 €
207	Mr Steve Wedge	2.110,38 €
208	Mr. E. Reynolds	2.974,63 €
209	Sres. R. Ware & Sres. D. Jenkins	936,04 €
215	Mr. E. Reynolds	7.940,57 €
307	Mr. Dermot J. Sullivan	4.046,08 €
401	Mr. Duin	1.231,26 €
402	Mr & Mrs E Baker	3.435,87 €
409	Mrs Susan Alice Mckeown	8.529,00 €
414	Mr. D. Hayde	917,43 €

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508	Mr. B. J. Lubbers	2.690,80 €
512	Mr. B. J. Lubbers	897,05 €
614	Mr R Dove	436,03 €
714	Mr B Chalmers	3.559,02 €
803	Sr. D. Manuel Yañez	1.744,85 €
808	Appletree Investment	701,65 €
815	Mr. J. Poort	931,46 €
902	Mr A Brignell	608,27 €
905	Alexander Kostromin	1.755,10 €
906	Mr L Chapman	3.020,75 €
911	Creative Accounting 2002 S.L.	478,09 €
	Small differences	274,87 €
	<b>TOTAL DEUDA/DEBT</b>	<b>51.103,50 €</b>

Submitted to a vote the above list of debtors is Unanimously approved. It is also Unanimously approved to take legal action to reclaim said debts, reminding the assembly that:

\*All expenses incurred in reclaiming these debts (both judicial and extrajudicial) will be met by the debtor in question.

\*Any proprietor incurring a debt exceeding the limit of 1.500,00 € will directly be taken to Court in the Courts of Fuengirola.

Notwithstanding, the Lawyer for the Community makes a short summary of how the case are going in Court regarding the current debtors

During this last year significant debts have been recovered from several owners such as the apartment of Sres. Ratchford, Sres. Walsh and others.

We currently have the following in Court:

\*Apartments 208 & 215, although both of these have reached an agreement with the current Committee to settle this debt monthly without allowing the current quarters to accumulate. However, the court procedure will not be stopped until the debt is cancelled out.

\*Apartment 402, in Court.

\*Apartment 906, in Court.

\*Apartment 409, in Court.

The list of outstanding community charges is submitted and settlement of same is Unanimously approved. The existing court cases will be modified to include current debts and new court cases will be initiated unless debts are settled on receipt of these Minutes.

#### **4. VOTE & APPROVAL OF ANNUAL ACCOUNTS REPORT FOR 2011-2012.** **REPORT BY THE AUDITOR.**

The internal auditor for the Community, Sr. Ian Leader, is invited to present his report.

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Appreciation is shown for his cooperation and his time and dedication to the study and evaluation of the accounts.

Sr. Leader gives his report explaining various items according to his point of view.

This year the accounts have closed with a deficit of 23.000€ (there has been more expenditure than income). This deficit is due to, among other things, the high cost of some of the utilities such as, and above all, water, the cost of which has shot up.

Sra. Bakker asks if the increase in the cost of the water is merely due to the increment in price or has there also been greater consumption. It is replied that it is probably due to both things. However, together with the Minutes a comparative study will be sent out for the last few years showing the comparisons between consumption and price.

Due to the continuous interest shown by Sra. Bakker into the issue of the water the President asks her that as she is an owner and resident in La Cala Hills, Fase III, she may be able to inform us of the economic situation in regard to the water in her own Community, as their meeting took place a couple of weeks prior to ours; however, she replies that she does not remember. The President does not understand that she can be so on top of Meetings for others and yet not to know anything about her own.

An owner queries the cost of "office material-postage". The Administrator replies that due to the intensity of legal claims this year we have undertaken part of the paperwork which includes the sending of e-mails, burofax etc... and therefore this has increased the postage costs. However, we can inform the assembly that all these costs will be claimed from the debtor in question.

Duly debated the accounts are submitted to a vote and are Unanimously approved.

Literal transcription:

### COMMUNITY OF PROPRIETORS LA CALA HILLS

#### PHASE 1

#### INCOME AND EXPENDITURE FOR THE YEAR FINALISING ON 30TH SEPTEMBER 2012

	2012	2011
	EUROS	EUROS
<b>INCOME</b>		
COMMUNITY CHARGES	290.642,76	300.922,24
SURCHARGE PAYMENTS	6.508,42	17.188,29
STOREROOM RENTALS	2.149,00	1.504,88
INCOME FROM PADDLE COURT	55,50	-----
INCOME FROM TV & OTHER PHASES	-----	1.970,96

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<b>TOTAL INCOME</b>	299.355,68	321.586,37
<b>EXPENDITURE</b>		
GARDEN MAINTENANCE	60.000,00	60.000,00
GARDENING MISCELLANEOUS	10.341,34	7.799,13
SWIMMING POOL MAINTENANCE	3.515,11	4.211,31
GENERAL REPAIRS	17.423,42	15.572,59
COMMUNITY MAINTENANCE (MARCOS)	8.411,04	7.710,12
FIRE SAVING MAINTENANCE SYSTEM	470,22	757,03
LIFT MAINTENANCE	10.260,62	10.084,31
LIFT TELEPHONE LINE MAINTENANCE	2.073,00	2.281,49
INTERCOM MAINTENANCE	-----	584,74
EXPENSES INTERCOM & TV	1.712,48	5.652,47
BROADBAND	16.632,00	17.098,20
SECURITY	67.955,97	64.996,79
CLEANING COMMUNAL AREAS	15.600,00	15.702,00
PEST CONTROL	660,00	700,00
BUILDING INSURANCE	5.521,37	5.302,78
WATER	31.663,90	19.218,99
ELECTRICITY	31.665,55	28.028,00
REPAIRS IN BLOCK IV	10.600,00	15.360,00
ADMINISTRATION	7.434,54	7.362,00
OFFICE MATERIAL /POSTAGE	3.003,79	398,48
BANK CHARGES	360,69	255,71
UNFORESEEN	4.795,26	5.217,48
LAWYER FEES	681,00	1.648,12

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PATHWAY REPAIRS	851,05	7.113,89	
MANCOMMUNITY	10.859,22	8.800,74	
TRANSLATIONS	1.071,95	-----	
<b>TOTAL EXPENSES</b>	<b>323.563,72</b>	<b>311.856,37</b>	
<b>(DEFICIT) WITHOUT INCLUDING EXTRA ITEMS</b>	<b>(24.208,04)</b>	<b>9.730,00</b>	
<b>ADJUSTMENTS FROM THE PREVIOUS YEAR</b>		(2.475,43)	-----
<b>INTEREST DEPOSIT ACCOUNT</b>	1.051,88	1.557,86	
<b>INCOME INSURANCE CLAIMS</b>	1.731,95	-----	
<b>(DEFICIT) FOLLOWING EXTRA ITEMS</b>	<b>23.999,64</b>	<b>11.287,86</b>	

### COMMUNITY OF PROPRIETORS LA CALA HILLS PHASE 1

#### BALANCE AT 30TH SEPTEMBER 2012

		<b>2012</b>	<b>2011</b>
	<b>NOTES</b>	<b>EUROS</b>	<b>EUROS</b>
<b>ACTIVE</b>			
BANK		14.747,95	28.166,23
CASH		132,95	1.261,00
INVESTMENT FUND		60.000,00	60.000,00
PROPRIETORS IN DEBT	2	52.755,38	50.639,02
OTHER DEBTORS	3	3.955,94	7.243,30
<b>TOTAL ACTIVE</b>		<b>131.592,22</b>	<b>147.309,55</b>
<b>PASSIVE</b>			
PROPRIETORS IN CREDIT	2	10.872,84	6.852,57
CREDITORS	4	26.390,96	22.228,92



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<b>PASSIVE</b>	<b>37.263,80</b>	<b>29.081,49</b>
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### COMMUNITY RESERVES

ACCUMULATED RESERVES	118.228,06	106.940,20
(DEFICIT) FROM THE YEAR	(23.899,64)	11.287,86
<b>TOTAL COMMUNITY RESERVES</b>	<b>94.328,42</b>	<b>118.228,06</b>

<b>TOTAL PASSIVE</b>	<b>131.592,22</b>	<b>147.309,55</b>
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### NOTES TO THE ACCOUNTS

#### 1. Accountancy principles

The treatment of the assets in the community differs from if it were a company in which the assets would be considered a lump sum to be offset within a number of years. The concept of deriving acquisition costs in future years does not appear in the community accounts because it requires comparison between expenses and financing. The active part of the accounts is dealt with as expenses in the year of acquisition.

There is no provision for bad debts. The exceptional debts will be charged against the Community reserves. se realiza provisión para fallidos.

Income derives from the community quotas charged to the proprietors in respect of the economic year, independently of their date of issue. Quotas that are irrecoverable at the closure of the economic year are presented in the annual accounts as debtors. In the same way expenses pending payment at the end of the period are included in the accounts under passive.

#### 2. BALANCES OF PROPRIETORS

THESE BALANCES ARE ANALYSED AS FOLLOWS:	NO.	EUROS	%
BALANCES > 4.000€	3	23.490,27	44.53
BALANCES > 1.000€ <4.000€	8	20.944,08	39.70
BALANCES < 1.000€	22	8.321,03	15.77
<b>TOTAL DEBIT BALANCE</b>	<b>33</b>	<b>52.755,38</b>	<b>100.00</b>

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CREDITORS ARE ANALYSED AS FOLLOWS:

BALANCES >1.000€	3	4.992,61	45.92
BALANCES <1.000€	19	5.880,23	54.08
<b>TOTAL CREDIT BALANCE</b>	<b>22</b>	<b>10.872,84</b>	<b>100.00</b>

### 3. OTHER DEBTORS

EUROS

LAWYERS	30.00
INTEREST ON DEPOSIT ACCOUNT	525.94
ADVANCES TO WORKERS	3.400,00
	<b>3.955,94</b>

### 4. CREDITORS/PROVISIONS

EUROS

GARDEN MAINTENANCE	5.000,00
CLEANING COMMUNITY SEPTEMBER	1.300,00
COMMUNITY MAINTENANCE	700,92
SWIMMING POOL ANALYSIS	380,00
ELECTRICITY	3.000,00
WATER	15.800,00
GENERAL REPAIRS	210,04
	<b>26.390,96</b>

### 5. Election and approval of Committee members and Administrator.

Prior to initiating this point on the Agenda the current President is once again thanked for his work in the Community because seldom has the Urbanization been seen in such pristine condition as it is now.

Following this appreciation to the President volunteers are requested to form the Community Committee; it is proposed that the incumbent Committee should continue for a further year. The current President does not mind continuing providing it is with the same Committee.

The proposal is submitted to a vote and the following Committee members are Unanimously appointed:

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\*PRESIDENT of the Community of Proprietors Cala Hills 1st Phase, DON JOSE MARIA MARISCAL, proprietor of apartment 907.

\*VICEPRESIDENT of the Community of Proprietors Cala Hills 1st Phase, Dª Patricia Senker, proprietor of apartment 812.

\*COMMITTEE MEMBER for the Community of Proprietors Cala Hills 1st Phase, D. Ian Leader, proprietor of apartment 312. He is also ratified in his position as auditor of the Community.

\*COMMITTEE MEMBER for the Community of Proprietors Cala Hills 1st Phase, D. Howard M. Franklyn, proprietor of apartment 507.

\*COMMITTEE MEMBER for the Community of Proprietors Cala Hills 1st Phase, Sra. Emerson (Sandy), proprietor of apartment 709.

\*COMMITTEE MEMBER for the Community of Proprietors Cala Hills 1st Phase, D. Bryan Harris, proprietor of apartment 809.

For the post of:

\*Secretary-Administrator, Dª Mª Carmen García Manzano, Collegiate Administrator.

It is agreed that the bank account opened in the name of the Community with UNICAJA can continue to be operated jointly with two of the three authorized signatures of the following: President, Vicepresident & Administrator.

### **6. VOTE AND APPROVAL OF THE NEW ORDINARY BUDGET FOR THE COMMUNITY FOR 2012-2013.**

#### **\*VOTE AND APPROVAL OF EXTRA COMMUNITY CHARGE, IF REQUIRED.**

The President explains to the proprietors that it was originally considered to maintain the ordinary Budget. However, there is one issue to be dealt with this year, as follows:

\*Painting of the main façade on all blocks (the façade overlooking the exterior part of the building, towards the road), due to the poor condition of the exterior of the same.

The cost of painting the nine blocks plus all the ironwork on the exterior amounts to cost 60.000€. In principle the proposal is to take half from the fund, increase the ordinary Budget by 20.000€ and the remaining 10.000€ to come from the collection of debts.

Sr. Leader intervenes to state that moreover in the months of February-March the financial situation will be re-evaluated, depending on which a decision will be taken on whether to undertake this work.

Several owners comment that this is not the time to consider this work.

One owner comments that it would be better to think of making a saving by reducing the facilities provided, such as the 24 hour security. The President intervenes to state that the viability of the situation has been studied together with the Committee at the meeting held last 16th: We are going to sit down with the various companies in order to reduce costs but never to reduce the 24 hour consierge service. However, the Committee has been made aware that although they are in favour of holding the "annual party" this year it has been proposed, in order to reduce costs, not to hold it and that this money should go to the fund for the painting.

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An owner suggests that a vote should be taken on this proposal, at which the Administrator reports that this is a delicate issue which should be included on the Agenda in order for it to be voted on and approved.

However, the President is not going to allow or support, in any way, that this should occur during his mandate, unless approved at a specifically called Extraordinary Meeting solely to discuss this issue. The proposal to call such a meeting must be supported by at least 51% of the proprietors (non debtors) who are in favour of such a proposal because he understands that many owners have bought in this Urbanization due to the security offered and if it were not provided many owners would sell.

It is therefore proposed to send out with these Minutes a questionnaire to gain the opinion of the proprietors on whether to maintain or not, the 24 hour security in the urbanization.

There are proprietors who are NOT in agreement with the proposal to remove the 24 security service. However, they do defend the right of their co-proprietors to include this point in the Agenda to be discussed.

However, in view of the general opinion of those present it is proposed to postpone the painting of the blocks until next year.

The Budget proposal for next year is submitted to a vote (increasing it by 20.000€) and is Unanimously approved. The total Budget for next year amounts to 374.562,76 €/per annum. A reminder is given to all the proprietors that anybody paying within the first month of the quarter will obtain a 20% discount on their community fees. Those who pay in the second month of the quarter will pay their corresponding community charge (with neither discount nor surcharge) and those who pay from the third month of the quarter will pay their community fees with a 20% surcharge. (Please see Minutes to the last EGM held on 24.05.2012).

### **7. ANY OTHER BUSINESS. VARIOUS MATTERS.**

- An owner asks for the garage door to block 3 to be revised because it does not close properly and is left open.
- Another proprietor comments on the possibility of claiming for defects against the developer for being within the ten year guarantee period. It is replied that it would be very difficult for this claim to be fruitful because the developer has disappeared.
- Complaints are made once again by several owners regarding the modification of certain white doors, such as: 914, 814, 514. Legal proceedings have been initiated against these owners to be rectified. Another owner also complains about the canvas covering in apartment 401 and over the windows of 408. The President however reports that there are various court cases initiated against those proprietors for said modifications.
- Several proprietors complain about the television reception for which the President promises to meet with the aerial and internet company and, if they do not improve the service provided, to change companies. The assembly thanks the President for his efforts in this matter.
- Finally, the President reports to the proprietors that many owners are in DEBT to the Community, they rent out their properties but do NOT pay their community charges. The assembly is informed that these services such as telephone-internet-aerials are

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a luxury and those proprietors who do NOT pay their community will be deprived of these facilities in the future.

- However, the Committee will take all measures they consider opportune to force owners to settle the debts they have outstanding to the Community funds. It is reiterated that some of the debtors rent out their properties and yet do not make the slightest effort to resolve their economic situation with the Community.
- The proprietor of apartment 105, via their representative, would like to record the following:

\*Cars parked at the entrance to block 1: ( there have been several instances of cars parking just on the bend which prevent the normal circulation and a risk of collision); if cars have to park there, they should at least not do so from the zebra crossing up to the bend. PLEASE use the underground parking spaces wherever possible.

\*Use of garages as storerooms. It has been observed that articles such as furniture, bags, suitcases, gas bottles etc. are being left over many days in the garages. Please make use of the storerooms leaving the garages for the occupation of vehicles.

- The President takes this opportunity to inform the proprietors that the parking areas are just that, for parking and he reiterates that any owner leaving articles tal y como explica la palabra, no obstante, se reitera que todo aquel propietario que deje in communal areas will be sent a warning note and on the second warning operatives from the Town Hall will be sent in to have the items removed. There are also proprietors (especially in Block 3) who insist there are bad smells in the building. Effectively, the President comments that this year we have had to call out the company to unblock the drains on several occasions and it has always been for Block 3; a request is therefore made to owners and that they should instruct their tenants not to throw items down toilets that could cause blockages which may be producing the bad smells.

With no further points to discuss the meeting rises at one forty p.m. on the same date and in the same venue indicated above.

For the record this document is signed by:

The President  
Jose María Mariscal

The Secretary Administrator  
Mª Carmen García